

LEVINE, STALLER, SKLAR, CHAN
BROWN & DONNELLY, P.A.
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Atlantic City, NJ 08401
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(609)345-2473 Facsimile
Attorneys for SugarHouse HSP Gaming, L.P.

APR - 5 2013
3/03 2013

**COMMONWEALTH OF PENNSYLVANIA
BEFORE THE PENNSYLVANIA GAMING CONTROL BOARD**

IN RE: PETITION OF SUGARHOUSE
HSP GAMING, L.P. FOR APPROVAL TO
MODIFY PHASE 1A EXPANSION

OHA FILING NO. _____
DOCKET NO. F-1356

**PETITION OF SUGARHOUSE HSP GAMING, L.P. FOR APPROVAL
TO MODIFY PHASE 1A EXPANSION**

NOW COMES, SugarHouse HSP Gaming, L.P. d/b/a SugarHouse Casino ("SugarHouse"), by and through its attorneys, Levine, Staller, Sklar, Chan, Brown & Donnelly, P.A., by petition to the Pennsylvania Gaming Control Board ("Gaming Board"), and states as follows:

1. On January 11, 2008, the Gaming Board issued Category 2 Slot Machine License No. F-1356 ("License") to SugarHouse.¹
2. On May 6, 2009, the Gaming Board approved SugarHouse's Petition to amend its development plan, including a modification to the Phase 1A expansion ("2009 Expansion Plan"). A copy of SugarHouse's May 6, 2013 powerpoint presentation and the Gaming Board's May 6, 2009 Order are attached hereto as **Exhibit A**.

3. On October 29, 2009, SugarHouse purchased Piers 49-50, a nearly 5-acre parcel of land directly north of the original site. Piers 49-50 substantially increased the footprint of the property, which allowed SugarHouse to improve the design of the 2009 Expansion Plan and therefore, the customer experience.

4. On May 25, 2010, the Gaming Board issued a Table Games Operation Certificate to SugarHouse.

5. On September 23, 2010, SugarHouse Casino opened to the public.

6. With the benefit of more than two years of operating history, a larger site and input from representatives of the City of Philadelphia ("City") and its advisors as well as extensive feedback from SugarHouse customers, SugarHouse seeks Gaming Board approval to further modify the Phase 1A expansion to create a better plan and design with more amenities, which will maximize revenue to the Commonwealth and City.

7. On September 20, 2011, SugarHouse appeared before the Philadelphia City Planning Commission ("Planning Commission") and presented plans for a modified expansion plan (the "Modified Expansion Plan").

8. In October, 2011, SugarHouse requested certain amendments (the "Amendments") to the Philadelphia Code, Philadelphia Zoning Maps and City Plan from Philadelphia City Council to facilitate the Modified Expansion Plan.

9. On November 15, 2011, the Planning Commission approved the Modified Expansion Plan. Attached as **Exhibits B** and **C** are excerpts from the Minutes of the Planning Commission reflecting such approval and plans showing the Modified Expansion Plan.

10. On December 14, 2011, City Council approved the requested Amendments. Attached as **Exhibit D** are copies of the City Council Ordinances approving such amendments.²

11. The proposed design modifications incorporate input from the City and the City's advisors with regard to the 2009 Expansion Plan, including the garage height and public access to the Delaware River waterfront. In particular, subject to receiving necessary Gaming Board approvals, the Modified Expansion Plan:

- (a) reduces the parking garage from a 10-story structure to 7 stories;
- (b) expands the existing waterfront promenade, in conjunction with input from the Delaware River Waterfront Corporation, beyond the boundaries of the casino property to the north and south;
- (c) includes funding the continuation of the riverfront bike trail on the SugarHouse property; and
- (d) locates additional food and beverage outlets along the east side of the building to take advantage of the riverfront location.

12. The structural design and program associated with the Modified Expansion Plan is substantially similar to the 2009 Expansion Plan, except that the Modified Expansion Plan adds a second-floor multi-use meeting and event space that can be used for conferences, meetings, concerts and events. See chart attached as **Exhibit E**.

13. The current budgeted construction costs for the Modified Expansion Plan have actually increased since the 2009 Expansion Plan. Based on our current

² The approved amendments to the Philadelphia Zoning Code relating to SugarHouse were inadvertently omitted from the City's new zoning code. It is anticipated that the zoning amendments relating to

projected costs, it is anticipated the total cost to construct the Modified Expansion Plan (including all costs and expenses to date) to be in excess of \$540 million.

14. The Modified Expansion Plan is located on the approved site and has a substantially similar footprint as the 2009 Expansion Plan, except for the addition of Piers 49-50 and modifications to the development of the parking garage, as discussed herein.

15. The Modified Expansion Plan also contemplates a phased garage, which became feasible with the acquisition of Piers 49-50. The garage will open with approximately 1,500 parking spaces, which can be expanded, if and when, demand warrants such an expansion.

16. The Modified Expansion Plan incorporates input from and desires of the City of Philadelphia and will deliver an improved design and more amenities compared to the 2009 Expansion Plan.

17. SugarHouse projects that approximately 750 – 1,000 workers will be employed during the construction of the Modified Expansion Plan and approximately 450 casino workers will be hired upon opening of the expansion.

18. SugarHouse is currently working to secure approximately \$410 million in financing, the proceeds of which will be used to finance the Modified Expansion Plan, to partially refinance SugarHouse's existing debt and senior preferred obligations and for general corporate purposes.

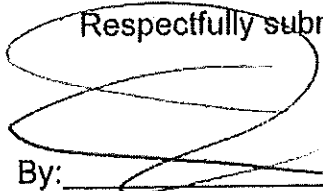
19. SugarHouse will provide copies of all refinancing documents to the Bureau of Investigations and Enforcement and Office of Enforcement Counsel for review and assessment.

20. With Gaming Board approval, SugarHouse will work diligently to secure all necessary permits and approvals and obtain financing for the Modified Expansion Plan.³ Assuming timely issuance of approvals and permits and financing, the current projected construction period for the Modified Expansion Plan is approximately 24 months following Gaming Board approval.

21. Based on the foregoing and as contemplated by Special Condition #3 of its Statement of Conditions, SugarHouse respectfully submits that the Modified Expansion Plan offers a significant enhancement over the 2009 Expansion Plan and will create significant economic benefits for the Commonwealth, including, but not limited to, positive impacts of job creation, tax revenue and increased business activity envisioned by the Gaming Act and thus is in the best interests of the Gaming Board, SugarHouse, the City and the Commonwealth.

WHEREFORE, for the foregoing reasons, SugarHouse respectfully requests that the Gaming Board issue an Order approving the Modified Expansion Plan.

Respectfully submitted,



DATED: April 5, 2013

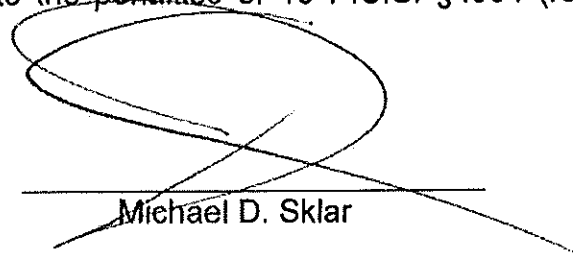
By:

MICHAEL D. SKLAR, ESQUIRE
Pennsylvania Bar No. 76843
JOHN M. DONNELLY, ESQUIRE
Pennsylvania Bar No. 207085
Levine, Staller, Sklar, Chan,
Brown & Donnelly, P.A.
3030 Atlantic Avenue
Atlantic City, New Jersey 08401
Phone: 609-348-1300
Fax: 609-345-2473
Attorneys for SugarHouse HSP Gaming, L.P.

VERIFICATION

I, Michael Sklar, hereby state that the facts set forth in the foregoing Petition are true and correct to the best of my knowledge, information and belief. I understand that the statements herein are made subject to the penalties of 18 P.C.S. §4904 (relating to unsworn falsification to authorities).

Date: April 5, 2013



Michael D. Sklar

CERTIFICATION OF SERVICE

I hereby certify that on the 5th day of April, 2013, a true and accurate copy of the foregoing Petition was served upon the following by forwarding the same by e-mail:

Board Clerk
Office of the Clerk
Pennsylvania Gaming Control Board
2601 North 3rd Street, Suite 502
One Penn Center
Harrisburg, PA 17110-2060

Cyrus R. Pitre
Dale Miller
Office of Enforcement Counsel
Pennsylvania Gaming Control Board
303 Walnut Street/Strawberry Square
Verizon Tower/10th Floor
Harrisburg, PA 17101

Respectfully Submitted,

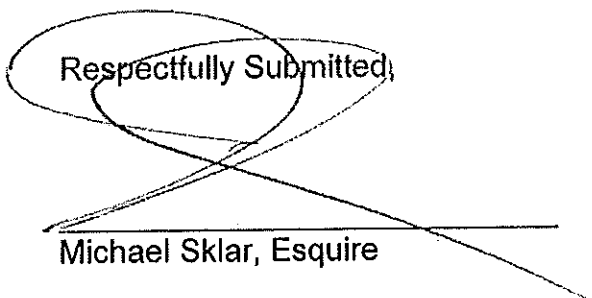
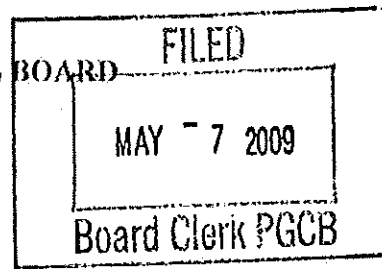

Michael Sklar, Esquire

EXHIBIT A

IN THE PENNSYLVANIA GAMING CONTROL BOARD



IN RE: :
AMENDED PETITION OF :
HSP GAMING, L.P. FOR AN :
EXTENSION OF TIME AND : OHA DOCKET NO. 43440
MODIFICATIONS TO ITS APPROVED :
DEVELOPMENT PLANS :

ORDER


AND NOW, this 6th day of May, 2009, upon consideration of HSP Gaming, L.P.'s Application for Additional Time to Make Slot Machines Available to Play and Modification to its Approved Development Plan, the Pennsylvania Gaming Control Board hereby GRANTS HSP's Application and approves HSP's modification to its development plan in accordance with the representations, drawings and diagrams presented to the Board in support of its application. In addition, the Board approves the request for additional time to operate and make available a minimum of 1,500 slot machines for a period of an additional twenty-four (24) months, until January 10, 2011.

It is further Ordered that the Board's grant of this application is subject to the following conditions:

1. HSP must provide monthly updates to the Board regarding its efforts to obtain financing, and the status of all outstanding applications for licenses, certifications and permits;
2. HSP must promptly submit all financing documents and commitments to the Bureau of Investigations and Enforcement for review;
3. HSP must provide to the Bureau of Investigations and Enforcement a detailed timeline for the commencement and completion of all phases of construction;

4. HSP may not alter the modified development plan presented to the Board during these proceedings absent prior approval by this Board;
5. HSP will be required to periodically provide updates as to the status of its project at public meetings as scheduled by the Board; and
6. HSP shall be required to execute an Amended Statement of Conditions as determined appropriate by the Bureaus of Licensing and Investigation and Enforcement within fourteen (14) days of submission to HSP.

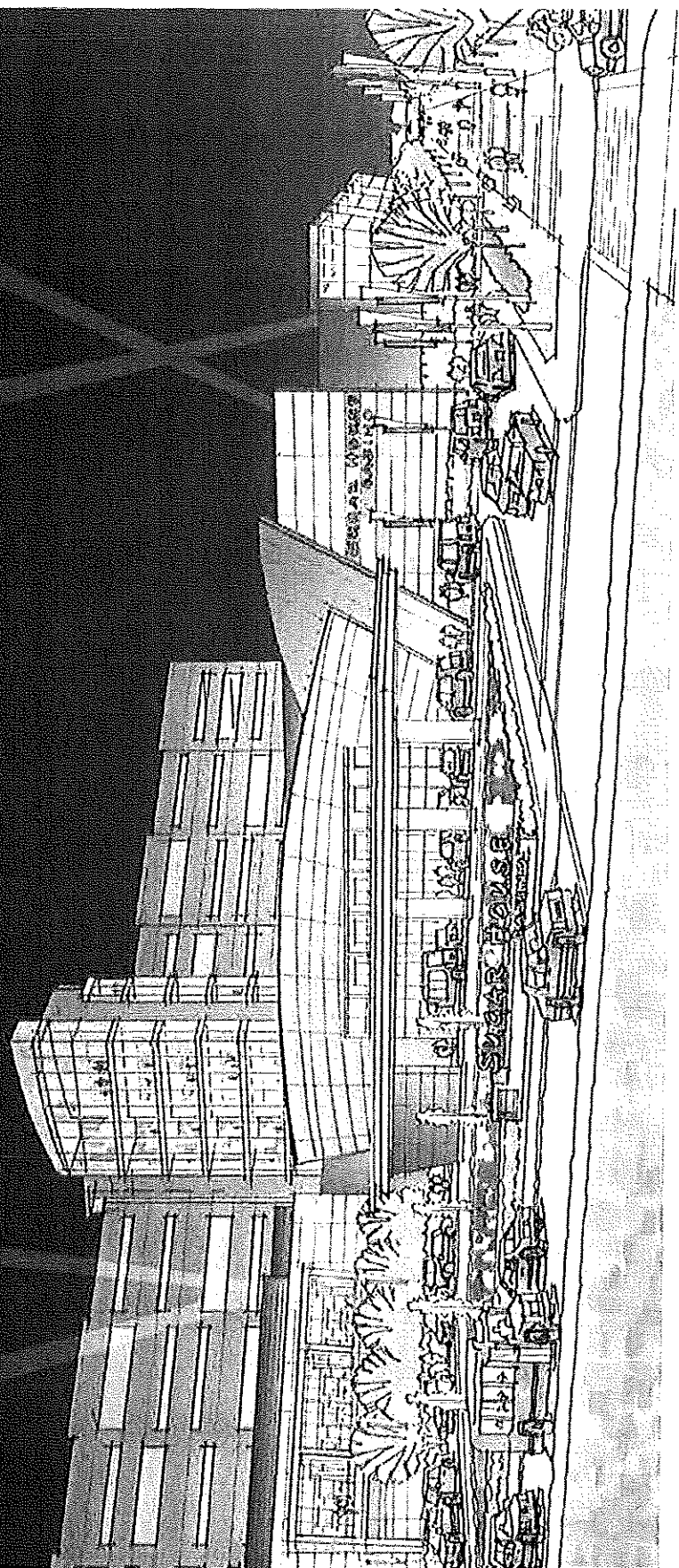
By the Board:



Mary DiGiacomo Collins
Chairman

If you disagree with the Board's Decision and Order, you have the right to file an appeal with the Commonwealth Court of Pennsylvania within thirty (30) days of the date of the Order. *See* Pennsylvania Rule of Appellate Procedure 1512.

SugarHouse
PURE FUN



Letter from Philadelphia Mayor Michael Nutter



CITY OF PHILADELPHIA

19150-0000

PA 19107

Honorable Mary DiGiuseppe Colano, Chairman
Pennsylvania Gaming Control Board
PO Box 69060
Harrisburg, PA 17166-0060
ATTN: Board Secretary

RE: HSP Gaming, L.P. (SugarHouse)

To the Honorable Chairman and Members of the Pennsylvania Gaming Control Board:

I would like to thank the Chairman and Members of the Pennsylvania Gaming Control Board for the opportunity to provide additional information on the City of Philadelphia's efforts to facilitate the SugarHouse Casino's opening in the SugarHouse Casino being developed by HSP Gaming in Philadelphia. In close contact with the Gaming Control Board's Listing on May 14, 2009, regarding HSP's request for approval of a modified plan, I am hopeful that my submission will assist the Board in its consideration of this project.

As a city volunteer on March 11, 2009, I informed that the City was working cooperatively with HSP to resolve proposed modifications to the SugarHouse Casino's listing on Delaware State regulations. Likewise, in a letter of April 6, I advised the Board that the City supports the efforts in the modified plan submitted by SugarHouse since that time, members of my Administration led by Deputy Mayor Andrew A. Young, have been meeting frequently with members of the SugarHouse development team as they receive and prepare the proposed modified plan of development.

Our City Planning Commission had previously approved HSP's original Plan of Development. Now, the modification HSP is submitting to the Board is a special, specially designed, natural of the City's urban parklands for development along the river. These include the preservation of about 100,000 square feet of urban parklands along the river, the preservation of the natural shoreline and subsequent minimizing of environmental effects, and improvements to the pedestrian access to the parklands from the public streets. In addition to the development requests, the modifications submitted by SugarHouse will enable an earlier opening of an "interior" facility, creating jobs and tax revenues benefiting the City and all Pennsylvanians. We support this modified proposal and are working diligently with HSP to finalize the necessary details.

It is not our intention to delay, as part of the proposed modified plan, HSP's first construction phase to be completed approximately 1,700,000 sq. ft. in Phase 1 and during this phase will rely on grade parking, both on-site and off-site, adjacent to the site immediately to the north, to provide the necessary parking for patrons and fulfill the parking requirement of the Comprehensive Zoning Ordinance (CZO).

From the interim facility, is operational, HSP then plans to expand its parking to accommodate 3,000 sq. ft. of parking and, in addition, will construct a garage facility to provide for the needs of visitors parking. This construction is scheduled to begin within four to five months of the opening of the interim facility, referred to by HSP as "Phase 1". The City supports this phased approach to parking in that as the new garage is available when the expanded Phase 1 parking facility opens.

In subsequent phases the feasibility of which is based on market conditions, HSP proposes to include retail use buildings and to the street level, thereby fulfilling another important City goal of creating a dynamic urban boulevard on Delaware Avenue.

A critical, but less visible, part of the HSP plan is to retrofit and improve a major commercial street corridor that currently runs through a City right-of-way on the site. In conjunction with City improvements in the residential Fairmount neighborhood on the other side of Delaware Avenue, this improvement will provide some relief for the future surrounding community. We are currently working closely with HSP to determine the best timing for these improvements. The project will be an investment to the community, the earliest possible opening date for the interim parking facility, and improved street and traffic circulation around the entire site.

Lastly, we are working with City Council to revise and simplify the review procedures for Plan of Development. We are scheduling a special public meeting of the Planning Commission to consider the amended Plan of Development. This schedule has been developed with the full cooperation of HSP Gaming.

In closing, we are committed to working in partnership with HSP to realize this important project to the City of Philadelphia.

Sincerely,

Mayor

SugarHouse
PURE FUN

Letter from Philadelphia Mayor Michael Nutter



CITY OF PHILADELPHIA
OFFICE OF THE MAYOR

Honorable Mayor
Philadelphia City Hall
PO Box 69080
Philadelphia, PA 19106
ATTN: Board of

RE: HSP Gaming
To the Honorable

I would like
to thank you for
your support of
the HSP Gaming
Project and for
your leadership
in the City of
Philadelphia.

As a member of the Board of
Development, I was pleased to
participate in the review of the
Delaware River waterfront
development plan. I was
impressed by the vision and
ambition of the plan and
the commitment of the
City of Philadelphia to
improve the waterfront.

Our City of Philadelphia

has previously approved HSP's original Plan of
Development. Now, the Board of Development is reviewing the
proposed modifications to the Plan of Development. I am pleased
to address several of the City's design principles for development along the river, the
preservation of the natural shoreline and subsequent maintaining of environmental effects, and
improvements to the pedestrian access to the facility from the public sidewalk. In addition to the
design improvements, the modifications sought by SugarHouse will enable an earlier opening of
an "interactive" facility, creating jobs and tax revenues benefiting the City and all Pennsylvanians.
We support this modified proposal and are working diligently with HSP to finalize the necessary
details.

**"...the modifications HSP is
submitting to the Board for approval
specifically address several of the
City's design principles for
development along the river."**

It is with anticipation that, as part of the proposed modified plan, HSP will first construct
at least two (2) slot machines and during this phase will set up a
parking lot on an adjacent pier site immediately to the west, to provide the
City with parking for patrons and fulfill the parking requirement of the Clear-Access Entertainment
Act of 2007.

After the interim facility is operational, HSP then plans to expand its building to
include an additional 3,000 slot machines and, in so doing, will construct a garage facility to provide for
the majority of vehicle parking. This construction is scheduled to begin within four to five
months of the opening of the interim facility, referred to by HSP as "Phase 1". The City supports
the new garage is available when the expanded Phase 1

of which is based on market conditions, HSP proposes
to line, thereby, fulfilling another important City goal of
along Avenue.

HSP plan is to rebuild and improve a major
through a City right of way on its site. In conjunction
with this neighborhood on the other side of Delaware
in surge relief for the entire surrounding community.
to determine the best timing for these improvements,
namely, the earliest possible opening date for the
and traffic disruptions in and around the casino site

to be reviewed and simplified the review procedures for
a special public meeting of the Planning

Development. This schedule has been developed

with the full cooperation of HSP Gaming

In closing, we are committed to working in partnership with HSP to realize this important
project to the City of Philadelphia

Sincerely,

Michael Nutter
Mayor

SugarHouse
PURE FUN

Letter from Philadelphia Mayor Michael Nutter



CITY OF PHILADELPHIA
 OFFICE OF THE MAYOR

Page 1 of 2

Honorable Mayor Michael Nutter
 City of Philadelphia
 PO Box 69960
 Philadelphia, PA 19106

ATTN: Board Support

RE: HSP Campaign

To the Honorable Board of Health Services

I would like to thank you for your support of the HSP Campaign in Philadelphia regarding HSP's request to the Board to support the HSP Campaign.

At a press conference on 10/11/11, I announced that the Board of Health Services will support the HSP Campaign.

The Board of Health Services will support the HSP Campaign, led by Deputy Mayor Michael Nutter, and members of the SugarHouse development team.

Our City Planning Commission will support the HSP Campaign.

Development. Now, the Board of Health Services will support the HSP Campaign, led by Deputy Mayor Michael Nutter, and members of the SugarHouse development team.

The HSP Campaign is a part of the proposed residential plan. HSP will first establish a temporary facility, approximately 170,000 sq. ft., and later a permanent facility on the site. The temporary facility will be used to provide the necessary services for patients and fulfill the pending requirements of the Environmental Management Act (EMA).

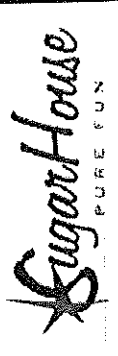
Once the interim facility is operational, HSP then plans to expand its building to accommodate 1,000,000 sq. ft. and, in addition, will construct a garage facility to provide for the storage of vehicles. This construction is scheduled to begin in late 2011. The City supports the HSP Campaign, referred to by HSP as "Phase 1".

"...the modifications sought by SugarHouse will enable an earlier opening of an "interim" facility, creating jobs and tax revenues benefiting the City and all Pennsylvanians. We support this modified proposal and are working diligently with HSP to finalize the necessary details."

In closing, we are committed to working in partnership with HSP to realize this important project in the City of Philadelphia.

Sincerely,

Mayor



Letter from Philadelphia Councilman Frank DiCicco



CITY OF PHILADELPHIA CITY COUNCIL

FRANK DICICCO
Room 312 City Hall
Philadelphia, Pennsylvania 19107
(215) 686-3030
Fax: (215) 686-1301

COUNCILMAN - 1st DISTRICT

COUNTRIES

Chairman
Steven S. Swales

MEMBER

Finance
Labor & Civil Service
Mayor, Recreation &
Cultural Affairs
Commerce & Economic
Development
Fiscal Stability &
Intergovernmental Cooperation
Housing & Inclusion
Technology & Information Services

April 29, 2009

Mary DiGiacomo Collins, Chairwoman
Pennsylvania Gaming Control Board
PO Box 69060
Harrisburg, PA 17106-9060

Dear Ms. Collins and Members of the Board:

Thank you for providing me the opportunity to submit written comments in support of HSP Gaming's modified plan.

While I initially opposed HSP Gaming's application and license, the developer has made significant improvements to its design and I am now happy to support HSP Gaming's project. The current plan provides stronger waterfront access, a more pedestrian friendly environment, and will permit gaming operations to begin quickly.

With these benefits in mind and in order to facilitate this development, I will introduce legislation on April 30, 2009 to address outstanding concerns. Specifically, the legislation will provide relief from local parking requirements during construction of the facility's parking structure as well as some additional technical revisions. Once introduced, I will request a public hearing for this legislation for May 21, 2009. This should permit final passage prior to Council's summer recess on June 18, 2009.

To conclude, I am committed to HSP Gaming's project and look forward to working with the partnership group now and in the future.

Sincerely,

Frank DiCicco
1st District Councilman

 SugarHouse
PURE FUN

Letter from Philadelphia Councilman Frank DiCicco



CITY OF PHILADELPHIA
CITY COUNCIL

FRANK DICICCO
Room 211 City Hall
Philadelphia, Pennsylvania 19107
(215) 626-3248 FAX
(215) 626-3249
For the City, 215-261-1111
COUNCILMAN - 1st CD

While I initially opposed HSP Gaming's application and license, the developer has made significant improvements to its design and I am now happy to support HSP Gaming's project. The current plan provides stronger waterfront access, a more pedestrian friendly environment and will permit gaming operations to begin quickly."

April 29, 2009

Mary DIC
Pennsylvania
PO Box 61
Harrisburg

Dear Ms.

Thank you
HSP Gaming

While I initially
opposed HSP Gaming's
project. The current plan
environment and will permit gaming
operations to begin quickly.

With these benefits in mind and in order to facilitate this development, I will introduce legislation on April 30, 2009 to address outstanding concerns. Specifically, the legislation will provide relief from local parking requirements during construction of the facility's parking structure as well as some additional technical revisions. Once introduced, I will request a public hearing for this legislation for May 21, 2009. This should permit final passage prior to Council's summer recess on June 18, 2009.

To conclude, I am committed to HSP Gaming's project and look forward to working with the partnership group now and in the future.

Sincerely,

Frank DiCicco
1st District Councilman

SugarHouse
PURE FUN

Letter from Philadelphia Councilman Darrell L. Clarke



DARRELL CLARKE
ROOM 400 CENTRAL
PHILADELPHIA, PA 19107
(215) 682-3402 FAX
FAX NO. (215) 686-1001

COUNCILMAN - 5TH DISTRICT
SUBJECT: WHIP

CITY OF PHILADELPHIA CITY COUNCIL

COMMITTEES
CULTURAL
Public Property and Public Works
Financial Stability and Intergovernmental Relations

Vice Chair
Appropriations

Member
Planning, Landmarks, Development and the Humanities
Public Recreation and Cultural Affairs
Commerce and Economic Development
Public Safety

April 20, 2009

Honorable Mary DiGiacomo Collins, Chairman
Pennsylvania Gaming Control Board
PO Box 69060
Harrisburg, PA 17106-9060

Madam Chairman,

I am writing in support of SugarHouse's request for additional time to make slot machines available for play and to make modifications to its approved development.

SugarHouse has worked at length with the City to address design and planning concerns, gaining increased support from the Mayor's office in the process. Additionally, SugarHouse has been a good neighbor, working with the surrounding community for several months, agreeing to a Community Benefits Agreement that gives at least \$1 million annually. They have also committed to aggressively seeking out and utilizing qualified MBE, DBE, and WBE firms throughout all phases of the project. Lastly, this project will mean significant jobs and revenue to the City. Given the current economic state of affairs completion of this project will be a welcome boon.

For these reasons, I am respectfully requesting your approval of SugarHouse's amended time request.

Your consideration is greatly appreciated.

Sincerely,

Darrell L. Clarke
Councilman, 5th District
Majority Whip

Letter from Philadelphia Councilman Darrell L. Clarke



CITY OF PHILADELPHIA
CITY COUNCIL

“... SugarHouse has been a good neighbor, working with the surrounding community for several months, agreeing to a Community Benefits Agreement that gives at least \$1 million annually. They have also committed to aggressively seeking out and utilizing qualified MBE, DBE, and WBE firms throughout all phases of the project.”

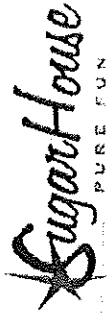
SugarHouse has worked to address the concerns of the surrounding community and planning concerns. SugarHouse has worked with the surrounding community for several months, agreeing to a Community Benefits Agreement that gives at least \$1 million annually. They have also committed to aggressively seeking out and utilizing qualified MBE, DBE, and WBE firms throughout all phases of the project. Lastly, this project will mean significant jobs and revenue to the City. Given the current economic state of affairs completion of this project will be a welcome boon.

For these reasons, I am respectfully requesting your approval of SugarHouse's awarded time request.

Your consideration is greatly appreciated.

Sincerely,

Darrell L. Clarke
Councilman 5th District
Majority Whip



Letter from PA State Representative Dwight Evans

April 14, 2009

Pennsylvania Gaming Control Board
500 First Strawberry Square
Harrisburg, Pennsylvania 17106

RE: The petition filed by HSP Gaming, L.P.
(SugarHouse)


To the Members of the Pennsylvania Gaming Control Board:

I write to express my support of the amended petition filed by SugarHouse. The petition requests a two-year extension as well as certain modifications to SugarHouse's approved plan of development. My staff and I, as well as Mayor Matzer and his administration, have worked closely with SugarHouse to modify its approved plan of development to address some of the concerns raised in the past as well as to set our proposal under consideration as soon as was possible. These modifications were presented to the public at a public conference in Philadelphia last Monday and, per your request, in Harrisburg last Wednesday.

As Chairman of the House Appropriations Committee, I see firsthand how desperately our Commonwealth and my City need the revenues, jobs and other benefits so many other parts of our Commonwealth have enjoyed from legalized gaming in Pennsylvania. SugarHouse has a plan to create these jobs, revenues and other benefits as quickly as possible. In fact, I can tell you that a substantial majority of the House Appropriations Committee and the House of Representatives at large strongly support the SugarHouse project.

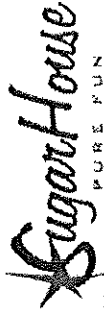
For the reasons stated, I implore you to grant the two-year extension and give your unequivocal approval to the proposed modifications so that SugarHouse can begin construction and open as quickly as possible and the Commonwealth and the City can receive the vital mass entertainment facility they were promised and the revenues and jobs they so desperately need.

Sincerely,


DWIGHT EVANS
Majority Chairman

DE/IF

cc: Ms. Mickey Kane

 PURE FUN

Letter from PA State Representative Dwight Evans

"...I implore you to grant the two-year extension and give your unequivocal approval to the proposed modifications so that SugarHouse can begin construction and open as quickly as possible and the Commonwealth and the City can receive the world class entertainment facility they were promised and the revenues and the jobs they so desperately need."

Pennsylvania
5th Floor Ste.
Harrisburg, PA

To: the Members

I write
a two-year ex
My staff and
already to rep
get this pass
the public at
Wednesday.

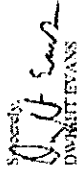
As C

Commonweal
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these jobs, revenue, and other benefi
majority of the House. Approving
support the SugarHouse project

For the reasons
approval to the p
possible and the
promised and the

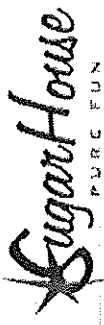
As a plan to create
I give that a substantial
representatives at large strategy

I implore you to grant the two-year extension and give your unequivocal approval to the proposed modifications so that SugarHouse can begin construction and open as quickly as possible and the Commonwealth and the City can receive the world class entertainment facility they were promised and the revenues and jobs they so desperately need.

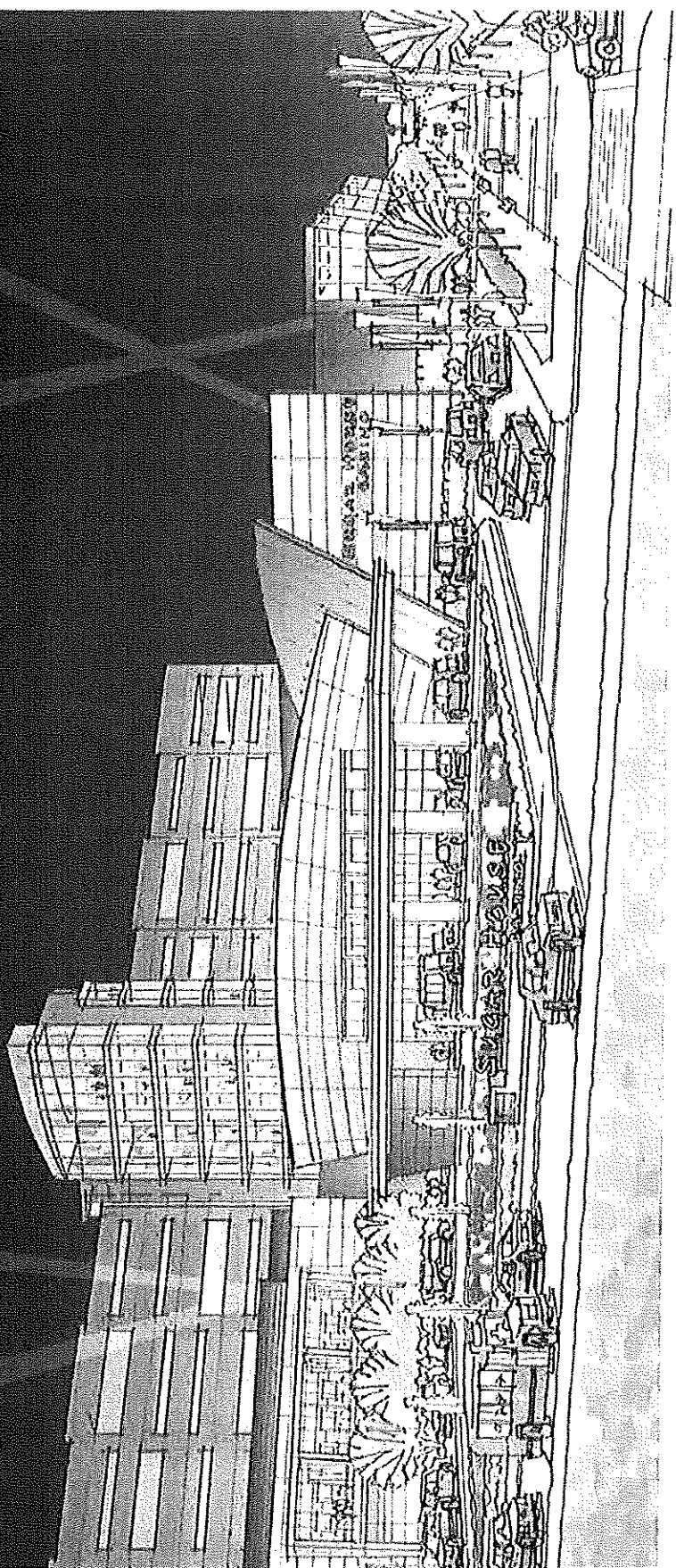
Sincerely,

DWIGHT EVANS
Majority Chairman

DET

cc: Mr. Mickey Katz

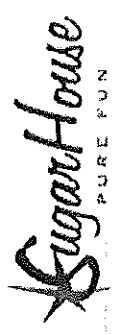
 PURE FUN

SugarHouse
PURE FUN



Projected Cost Comparison

Costs in Millions	2006	April 2009
	Approved Development Plan	Proposed Modified Plan
Slot License	\$50	\$50
Land	\$71	\$73
Interim Facility	\$146	\$133
Parking Garage	\$54	\$73
Phase 1	\$139	\$144
Total Costs	\$460	\$474

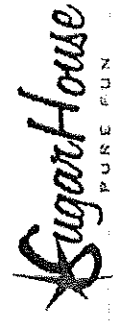


Interim Casino

Design/Approval Period: 4 months

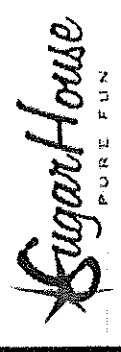
Construction Period: 9 months

Anticipated Opening: 2nd Quarter 2010



Projected Gross Terminal Revenue

	<u>INTERIM</u>	<u>PHASE I</u>
2006 Projections:	\$182 M	\$372 M
Current Projections:	\$240 M	\$400 M



Projected Tax Revenue Per Year

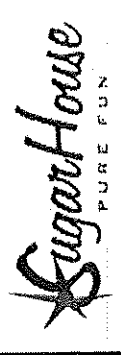
INTERIM PHASE I

CITY OF PHILADELPHIA: \$16 M \$25 M

COMMONWEALTH OF PA:

Tax Relief (34%): \$82 M \$136 M

Economic Development:
(incl. PA Convention Center) \$12 M \$20 M



Interim Casino: Site Plan

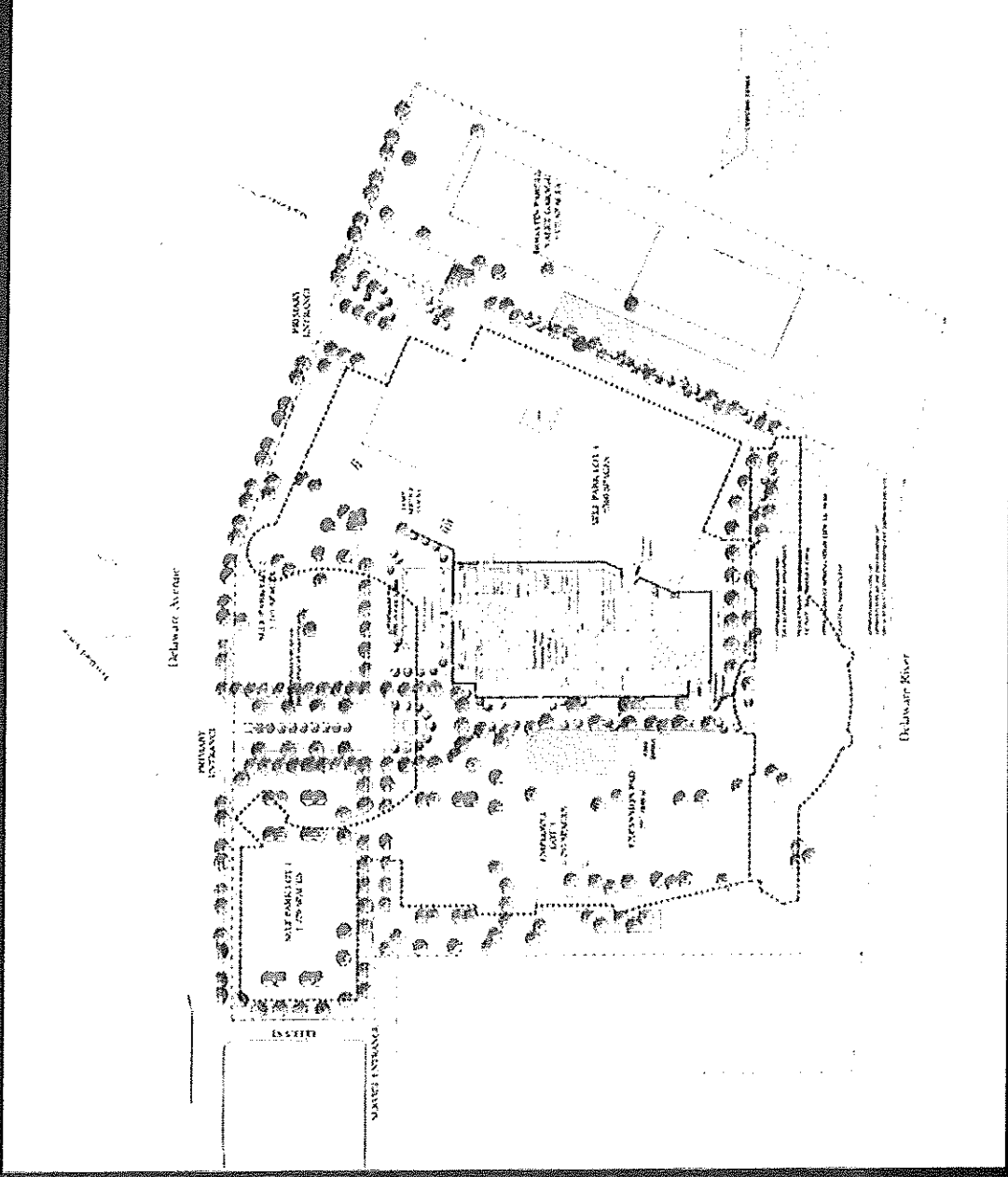
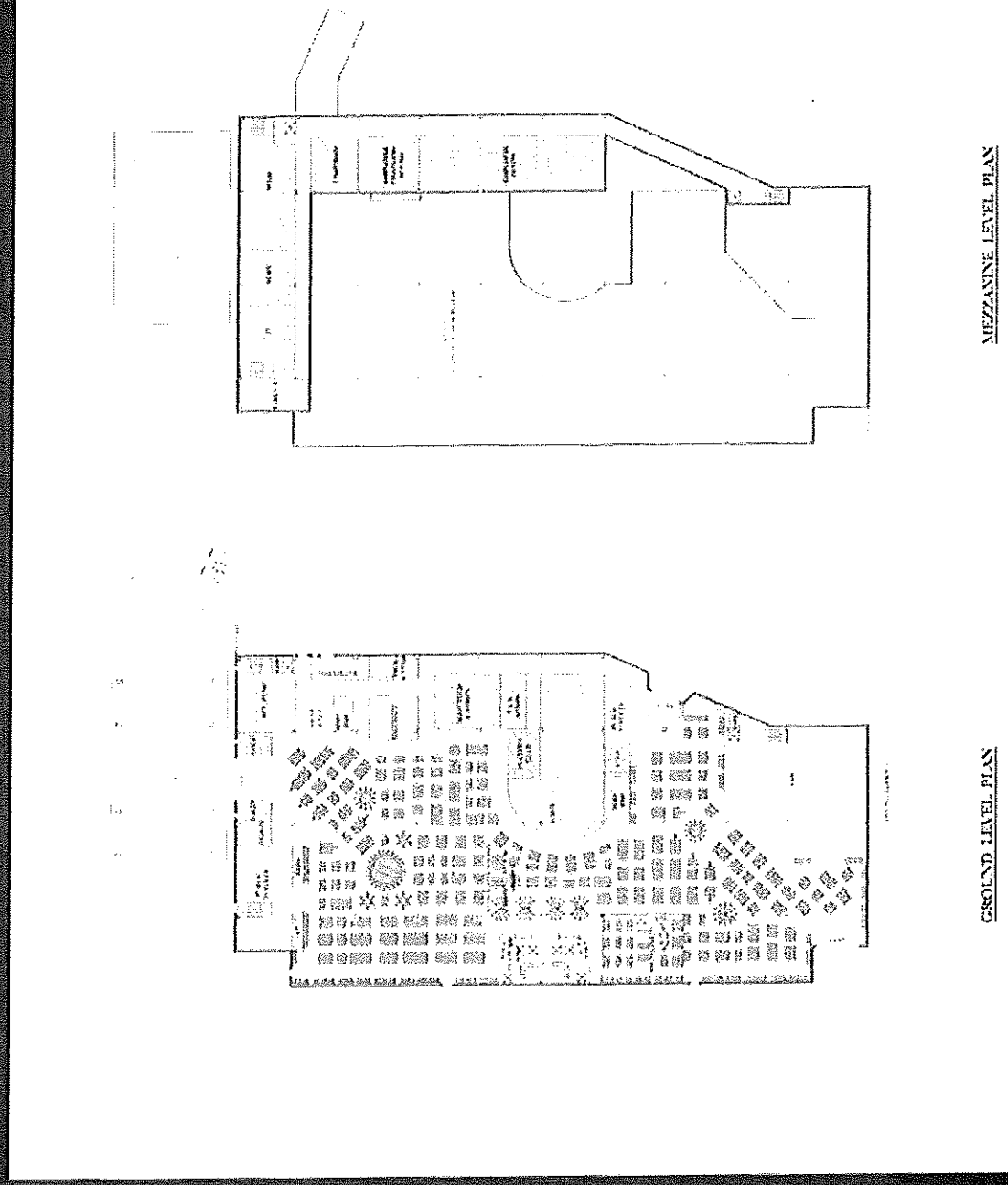


Image courtesy of Cope Linder Architects

Interim Casino: Floor Plans



GROUND LEVEL PLAN

MEZZANINE LEVEL PLAN



Image courtesy of Cope Linder Architects

Phase 1 Casino: Site Plan

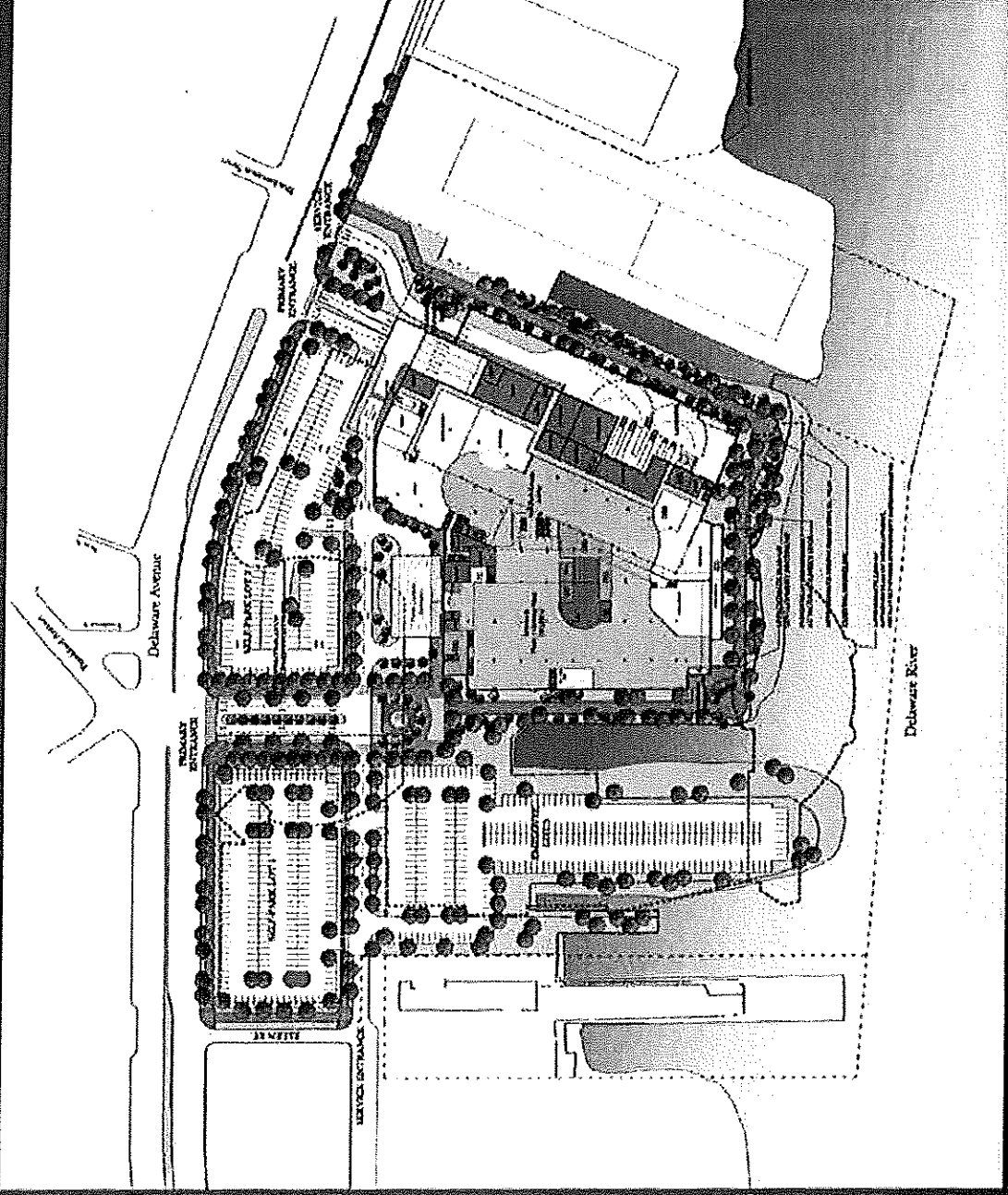


Image courtesy of Cope Linder Architects

